



# *Building Missouri's Legacy*

## **REVENUE BOND PROJECT**

Table Rock State Park

### **MISSOURI STATE PARKS**

Missouri Department of Natural Resources

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**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES







Family yurt at Table Rock State Park



Table Rock State Park  
**YURT PROJECT**

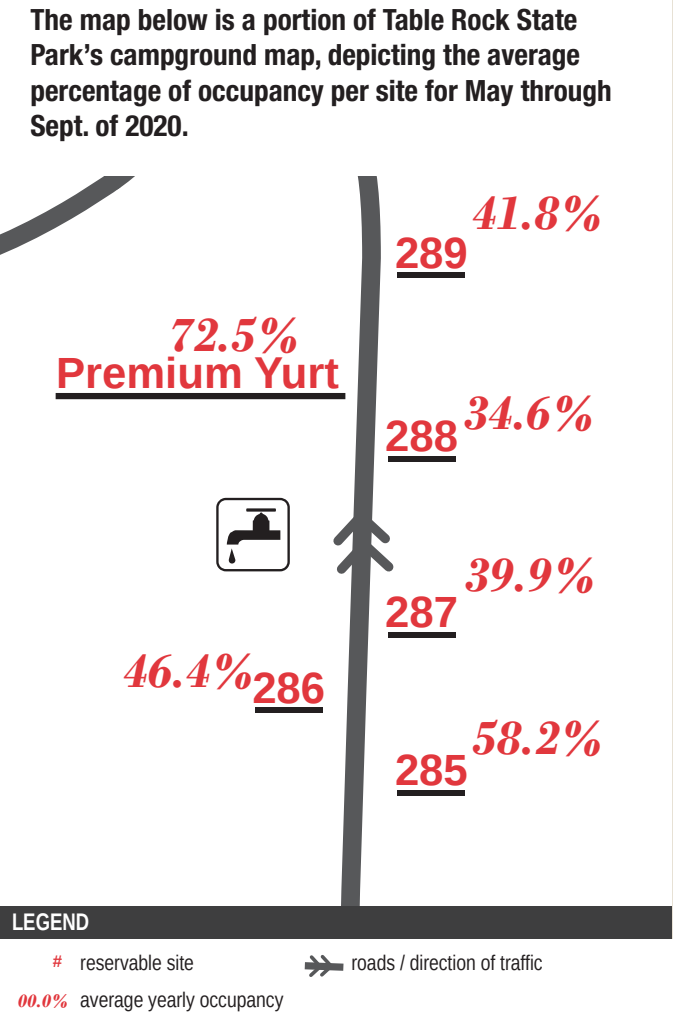
Table Rock State Park features the first full-service yurt in the state parks system. This yurt has two bedrooms, bath, kitchen, living room, heating and air conditioning. The occupancy for this yurt has been extremely high since installation (See Example A). The proposed project is to add five additional full-service yurts to create the yurt village area in the park campground. The five 30' yurts would be installed on existing basic campsites.

The annual revenue generated by the proposed yurts is estimated to be \$141,700 (See Example B). Revenue is estimated using current yurt rates and occupancy for the existing full-service yurt at Table Rock State Park. The yurts are expected to last 20 years and cost \$800,000 (See Example C) to install. The anticipated payback for this project is less than six years.

**A. WHY PURSUE THIS PROJECT?**  
The full-service yurt at Table Rock State Park is extremely popular, exceeding 72% occupancy during the on-season and more than 90% occupancy on weekends. This proposal includes five additional full-service yurts on existing basic lakeside campsites. The premium yurts provide an adventurous state park lodging opportunity for families and groups.



Premium yurt interior



**B. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?**  
Basic campsites (offering no amenities) rent for \$13 a night. The new full-service yurts will rent for \$139 a night. The increased rate and the occupancy (as compared to the existing unit) will generate \$140,700 in revenue annually.

| CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE |                  |
|------------------------------------------------|------------------|
| Number of New Yurts                            | 5                |
| Rate Per Night                                 | \$139            |
| Average Annual Revenue Generated               | \$146,286        |
| Less Revenue of Existing Sites                 | (\$5,568)        |
| <b>TOTAL APPROXIMATE REVENUE GENERATED</b>     | <b>\$140,718</b> |

**C. WHAT IS THE COST OF THESE IMPROVEMENTS?**  
Missouri State Parks uses recently bid projects and designers' estimates to calculate project costs.

|                               |                  |
|-------------------------------|------------------|
| 5 Family Yurts (30' diameter) | \$525,850        |
| Site Preparation              | \$110,928        |
| Design and Bidding            | \$76,070         |
| 15% Contingency               | \$85,965         |
| <b>TOTAL PROJECT COST</b>     | <b>\$798,813</b> |